



CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

STATE OF DELAWARE
COUNCIL ON REAL ESTATE APPRAISERS

TELEPHONE: (302) 744-4500
FAX: (302) 739-2711
WEBSITE: DPR.DELAWARE.GOV
EMAIL: customerservice.dpr@state.de.us

PUBLIC MEETING MINUTES:	COUNCIL ON REAL ESTATE APPRAISERS
MEETING DATE AND TIME:	Tuesday, March 17, 2015 at 9:30 a.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , 2nd floor of the Cannon Building
MINUTES APPROVED:	April 21, 2015

Members Present

Lynn Baker, Professional Member, Chair
Douglas Nickel, Professional Member, Vice Chair
Ronald Mandato, Professional Member
Georgianna Trietley, Professional Member
Kevin Gillis, Banking Member
Patricia Ennis, Public Member

Division Staff/Deputy Attorney General

Kevin Maloney, Deputy Attorney General
Amanda McAtee, Administrative Specialist II

Members Absent

Frank Long, Public Member

Public Present

John Zistl
Shirley Thoms
Virgil Brown
Michael Marino
Doug Sensabaugh
Sheila Ross
Cory Burd
Kurt Brown
Beverly Wilson

Call to Order

Mr. Baker called the meeting to order at 9:33 a.m.

Review and Approval of Minutes

January 22, 2015

The Council reviewed the minutes from the January 22, 2015. Ms. Trietley made a motion, seconded by Mr. Mandato, to approve the minutes as submitted. By unanimous vote, the motion carried.

Unfinished Business

Status of Complaints:

Mr. Baker stated that the Council had received the following complaint updates:

19-11-13 – Dismissed by the Attorney General's Office for the following reason:
Prosecutorial Discretion

19-11-12 – Disciplinary Hearing Re-Scheduled for April 21, 2015 Council Meeting

19-07-14 – Dismissed by the Division of Professional Regulation

Re-Review of Experience Log Assignment for Report Selection Michael Marino (tabled from January 22, 2015 meeting)

Ms. McAtee stated that Mr. Marino had applied before the change in AQB criteria and the Division believed that there was a small window of processing time for his application after the changes took effect on January 1, 2015. Ms. McAtee stated that she received correspondence from Mr. Marino that stated that he had the same belief. Ms. McAtee had requested Mr. Mandato review reports between meetings. Mr. Mandato stated that he reviewed five reports that he had selected from Mr. Marino's log and found them to be USPAP compliant. Mr. Mandato made a motion, seconded by Ms. Trietley, to approve Michael Marino for licensure as a certified residential real property appraiser. By unanimous vote, the motion carried.

New Business

New Complaints

Mr. Baker stated that the Council had received four new complaints:

19-01-15

19-02-15

19-03-15

19-04-15

Ratification of Issued Licenses

Mr. Nickel made a motion, seconded by Mr. Mandato, to approve the ratification of the issued licenses listed below. By unanimous vote, the motion carried.

Susanne M. Curran	CGRPA
Christopher Githiari	CGRPA
Ernest Huntley	CGRPA
Patricia H. Levering	Trainee
Jonathan Jaeger	Temporary Practice Permit
Carter D. Morrison	Temporary Practice Permit
Douglas R. Greenwell	Temporary Practice Permit
Brad E. Weinberg	Temporary Practice Permit
William Riedel	Temporary Practice Permit
David Walden	Temporary Practice Permit
Jonathan Jaeger	Temporary Practice Permit
Thomas Shields	Temporary Practice Permit
Steven Gottlieb	Temporary Practice Permit
William Quilty	CRRPA
Michael Haller	CGRPA
Bonnie Dypsky	CRRPA
Robert John Strachota	Temporary Practice Permit
Hayden Gordon	Temporary Practice Permit

Ratification of Issued AMC Permits

Mr. Mandato made a motion, seconded by Mr. Nickel, to approve the ratification of the issued AMC permits listed below. By unanimous vote, the motion carried.

Valocity LLC.
InHouse Solutions
MMREM Valuations, LLC.
International Valuation Group LLC
Independent Settlement Services LLC
Valuation Link LLC
Value Quest AMC Inc.
Appraisal Management Solutions LLC
Goodman Dean Inc.

Review of Application for Certified Assessor – none

Review of Application for AMC – none

Review of Application for Examination – none

Review of Application for Trainee – none

Review of Application for Exemption – none

Review of Application for Reciprocity

Gregory Agrapides, CGRPA

Mr. Maloney stated that he had reviewed the background check for Mr. Agrapides. Mr. Maloney concluded that Mr. Agrapides's conviction was from 1970, the crime was not substantially related to the practice of real estate appraising, and would not disqualify him from licensure. Mr. Nickel made motion, seconded by Ms. Trietley, to approve the reciprocity application of Gregory Agrapides. By unanimous vote, the motion carried.

Hearing Officer Recommendations – none

Review and Deliberation of Consent Agreements – none

Review of Application for Temporary Practice Permit

Karen Blosser

Mr. Maloney stated that Ms. Blosser was the subject of a consent settlement in the State of Alabama. Mr. Maloney summarized the April 26, 2013 order in that Ms. Blosser had admitted to the signing of two appraisal reports without a license, her application for licensure was pending in the State of Alabama when she had signed the two reports, and she had since received licensure in the State of Alabama. After review, Mr. Mandato made a motion, seconded by Mr. Nickel to approve the temporary practice permit of Karen Blosser. By unanimous vote, the motion carried.

Experience Log Assignment for Report Selection and Review – none

Correction of Earlier Approved QE/CE Course

Typo on agenda and minutes for course approved at September 17, 2013 meeting
IRWA Delmarva Chapter 56, 431- Problems in Valuation of Partial Acquisitions, classroom
course held on 10/01/2013 was meant to be approved for 8 CE credits only, not 8 QE credits as
well.

Mr. Baker stated that the Council needed to clarify a continuing education approval from their September 17, 2013 meeting. Mr. Baker stated that the IRWA Delmarva Chapter 56 course number 431, titled *Problems in Valuation of Partial Acquisitions* was a classroom course held on October 1, 2013 and was meant to be approved for 8 continuing education credits only and not 8 qualifying education credits as well. Ms. McAtee apologized for the typo and stated that Council and the Division were aware that qualifying education courses had to be a minimum of 15 hours in length and that the qualifying hours that were listed were clearly an error.

Ms. McAtee requested that Council amend the agenda to include the review of the continuing education assessor course *Land Identification Systems and Property Rights* presented by Andrew Marinelli. Mr. Nickel made a motion, seconded by Ms. Trietley to amend the agenda to include the review of the assessor continuing education course *Land Identification Systems and Property Rights* presented by Andrew Marinelli. By unanimous vote, the motion carried.

Continuing Education Activities for Approval

Mr. Nickel made a motion, seconded by Mr. Mandato, to approve the continuing education listed below with the exception of agenda item, 4.14.2, for the Delaware Chapter of the Appraisal Institute, which was approved contingent on receiving a timed outline. By unanimous vote, the motion carried.

McKissock

Appraisal of Industrial Incubators, 7 hours CE (online)
Appraisals of Owner-Occupied Commercial Properties, 7 hours CE (online)
Supervisor-Trainee Course for Maryland, 4 hours CE (online)

Delaware Chapter of the Appraisal Institute

Real Estate Finance, Value, and Investment Performance, 7 hours CE (classroom)

US Dept. of Transportation – Federal Highway Administration

Appraisal Principles and Procedures Under the Uniform Act Workshop, 14 hours CE (classroom)

Sussex County Association of Realtors

What's It Worth, 3 hours CE (classroom)

Philadelphia Metro Chapter of the Appraisal Institute

Real Estate Trends, 7 hours CE

American Society of Appraisers

RP 401 Allocating Components in Going Concern Appraisals, 27 hours CE (classroom)

NAIFA

5.0F Ethics, 2 hours CE (classroom)

Hondros Learning/Polley Associates

Today's FHA & VA, 7 hours CE (classroom)
Defensible Appraisal Practices, 7 hours CE (classroom)

American Society of Farm Managers and Rural Appraisers
Growing Concern Value and Intangible Assets, 8 hours CE (classroom)

The Counselors of Real Estate
Real Estate Symposium 2015, 7 hours CE (classroom)

Andrew Marinelli
Land Identification Systems and Property Rights, 4 hours CE (classroom)

AMC Surety Bonds for License Renewal

Ms. McAtee stated that she noticed that there was not anything in the statute under renewal that required an AMC to continue holding a bond.

Mr. Nickel stated that the statute stated under § 4022 (b) that an individual must file a written application and pay a fee, and meet the requirements which included proof of a surety bond of \$20,000. Mr. Nickel stated that renewal should follow the same criteria.

Mr. Maloney stated that he was of the opinion that § 4022 (b) requires the proof of a surety bond for renewal. Mr. Maloney stated that without the proof of the surety bond an AMC would be violating § 4022 and that it would be required to maintain the license.

Ms. McAtee stated that the Division used the renewal sections from Board statutes to create the online renewal forms. Ms. McAtee stated that § 4029 of the statute titled *Biennial certification; renewal*, did not mention providing proof of a surety bond at the time of renewal and from an administrative standpoint it would not be required at renewal. Ms. McAtee stated that the requirements for initial licensure and renewal were two separate sections of the statute and were enforced separately.

Mr. Maloney stated that he would do some more research on the topic.

Correspondence

Delaware Association of Appraisers (DAA) Offered to Host Upcoming Loomis CE Courses

Ms. Wilson stated that the Delaware Association of Appraisers (DAA) was making arrangements to host the upcoming courses that Mr. Loomis had planned to teach.

Mr. Baker stated that as long as the course instructor and agenda remained the same as in the initial course approval, then the approval would still stand.

Other Business before the Council (for discussion only)

Public Comment

Moment of Silence for Earl Loomis

Mr. Mandato stated that Earl Loomis was an icon and a great mentor; he contributed to the Council and trained thousands of appraisers over his 32 years in the industry. Mr. Mandato stated that Mr. Loomis would be dearly missed.

Mr. Baker stated that Mr. Loomis was a great advocate of the appraiser profession and that he would be greatly missed. Mr. Baker requested that a moment of silence be held for Earl Loomis.

John Zistl questioned when the list of approved continuing education would be updated on the website. Ms. McAtee stated that she was submitting the website update request after the meeting concluded.

Next Meeting

The next meeting is scheduled for April 21, 2015 at 9:30 a.m. in Conference Room A second floor, Cannon Building, 861 Silver Lake Boulevard, Dover, Delaware.

Adjournment

Mr. Mandato made a motion, seconded by Mr. Nickel, to adjourn the meeting. There being no further business before the Council, the meeting adjourned at 10:19 a.m. The motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A McAtee', with a stylized flourish at the end.

Amanda McAtee
Administrative Specialist II

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Council members and the public in supplementing their personal notes and recall for presentations